

A G E N D A

REGULAR MEETING OF THE MIDLAND CITY PLANNING COMMISSION, TO TAKE PLACE ON TUESDAY, MARCH 24, 2015, 7:00 P.M., COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. Approval of the Minutes

Regular Meeting – March 10, 2015

Special Meeting – March 10, 2015

5. Public Hearings

None

Public Hearing Process

1. Staff presentation and overview of petition
2. Petitioner presentation
3. Public comments in support of the petition
4. Public comments in opposition to the petition
5. Opportunity for petitioner rebuttal and final comments
6. Closing of public hearing
7. Deliberation and possible decision by Planning Commission

6. Old Business

- a. **Capital Improvement Projects – Additional Project Listing**
- b. **N Waldo Rd Reconstruction – Design Plans**
- c. **DNO Sign Standards – Wall Band Signs**

7. Public Comments (unrelated to items on the agenda)

8. New Business

- a. None

9. Communications

10. Report of the Chairperson

11. Report of the Planning Director

12. Items for Next Agenda – April 14, 2015

- a. Site Plan No. 336 – initiated by Spicer Group, Inc. on behalf of Northwood University, Inc. for a 27,455 square foot DeVos Graduate School of Management building, located at 4000 Whiting Drive.
- b. Vacation of Sauve Street.

13. Adjournment

**MINUTES OF THE MEETING OF THE MIDLAND CITY PLANNING
COMMISSION
WHICH TOOK PLACE ON
TUESDAY, MARCH 10, 2015, 7:00 P.M.,
COUNCIL CHAMBERS, CITY HALL, MIDLAND, MICHIGAN**

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

PRESENT: Borden, Heying, McLaughlin, Pnacek, Senesac, Stewart and Tanzini

ABSENT: Hanna and Mead

OTHERS PRESENT: Brad Kaye, Director of Planning and Community Development; Grant Murschel, Community Development Planner; and two (2) others.

4. Approval of Minutes

Moved by Senesac and seconded by Heying to approve the minutes of the regular meeting of January 27, 2015. Motion passed unanimously.

5. Public Hearing

None

6. Old Business

None

7. Public Comments

None

8. New Business

a. Zoning Map Amendments (Annexed Parcels)

Kaye presented the information regarding the proposed zoning amendments for the eight parcels north of Wheeler Road around Waldo Road. He gave the overview to further an earlier discussion regarding measures that can be considered to achieve efficient and orderly access management onto Waldo Road. He indicated that staff has commented on the options to achieve this within the report.

Heying wondered about the existing parcels proposed to be RB Residential and whether or not they would be allowed individual driveways. Kaye explained that the current standards allow each individual parcel one driveway. Heying also wondered about speed limits on Waldo Road and if they would be reduced with additional development. Kaye explained that new development would not necessarily result in reduced speed limits but with increased traffic volumes the speed limits may be reviewed.

Borden wondered about the number of lanes on the reconstructed Waldo Road. Kaye explained that he has not seen the final design drawings but believed that it would remain at two with curb and gutter.

McLaughlin explained that he is a proponent of service roads since he believes it is the best way to provide orderly access, but he understands the economic aspect of creating such roads. He wondered what the next best solution would be if service roads are not financially feasible. Kaye explained that internal circulation and shared access would typically be the next choices.

Senesac explained that he believes that what was illustrated in the staff report was thorough but he would like to see a full access management study completed. With a full policy study it would provide recommendations on not only this area but also other developing areas throughout the city. Rather than choosing an option this evening for this one case, he would like to see a plan developed for the city as a whole. McLaughlin agreed that he would like to know what the best practice would be for access management. He explained that he does not want to slow development in this area but believes it is very important to get the development in this area correct since it will set the stage for all future development that happens north of this area.

The Commission agreed to have staff look further into the hiring of a consultant to review the access management needs of the city and propose the best ways to address these needs.

b. Capital Improvement Projects – 2014/15 through 2019/20

Kaye explained that the CIP is a document which helps coordinate development and infrastructure and also aids in the development of the municipal budget. The Planning Commission is the final approval body for this plan. The plan will be revisited and updated on an annual basis once it is approved so that it remains current.

In front of the Commission this evening is a list of the proposed projects from 2014-15 through 2019-20. Kaye indicated that staff will be adding 2020-21 in order to allow for the plan to stand through till next fall. Kaye presented maps to the Commission highlighting capital projects by the categories of wastewater, water, and streets in the years covered by the plan.

Senesac wondered if the Commission will be responsible for the approval of the dollar amounts for these projects. Kaye explained that the plan will contain the anticipated amount of funds and the source of those funds. It will be used for budget planning purposes but the official budget amounts for each project will continue to be approved by City Council.

Senesac also wondered if the Commission will need to review the items proposed in the plans from a frame of reference of other planning initiatives that the Commission participates in or is aware of. Kaye explained that he believes those considerations will need to be given. Using the example of the north Waldo area, he explained that future development in this area will warrant review of the CIP in anticipation of future development in this area.

Senesac explained that he would like to see included designated future projects that would not fit within the time period of the subject 6-year plan but have been identified through development anticipations or other planning initiatives. He believes that the plan will serve to prioritize the projects as they enter the projected time period and will be refined as the time gets closer to commencement.

Kaye explained that staff will formulate a list of other potential projects which will be reviewed by the Commission at a work session in the future. Commissioners were asked to also think of projects that they may be aware of and which should be included in the plan.

9. Communications

Issues of the Michigan Planner magazine and the Planning and Zoning news was given to the Commissioners.

10. Report of the Chairperson

None

11. Report of the Planning Director

Kaye reported that new development applications have not been received recently. He also explained that there will likely be items from the Redevelopment Ready Communities program which will need to be attended to by the Commission at future meetings.

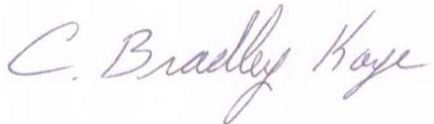
12. Items for Next Agenda – March 24, 2015

New developments on access management will be reported at the next meeting as will any new developments from the Redevelopment Ready Communities program.

13. Adjourn

Motion by Senesac and seconded by McLaughlin to adjourn at 8:18 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "C. Bradley Kaye". The signature is written in a cursive, flowing style.

C. Bradley Kaye, AICP, CFM
Director of Planning and Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION

**MINUTES OF THE SPECIAL MEETING OF THE MIDLAND CITY
PLANNING COMMISSION
WHICH TOOK PLACE ON
TUESDAY, MARCH 10, 2015, 8:30 P.M.,
COUNCIL OVERFLOW CONFERENCE ROOM, CITY HALL, MIDLAND,
MICHIGAN**

1. Call to Order

2. Roll Call

PRESENT: Borden, Heying, McLaughlin, Pnacek, Senesac, Stewart and Tanzini

ABSENT: Hanna and Mead

OTHERS PRESENT: Brad Kaye, Director of Planning and Community Development; Grant Murschel, Community Development Planner.

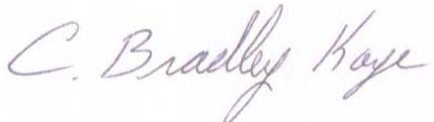
3. Distribution of iPads and Training on Electronic Agendas

iPad tablets were provided to all Planning Commission members. Training on how to access wi-fi service, how to navigate through Goodreader and how to sync/download agenda packets was provided.

14. Adjourn

The meeting was adjourned by the Chair at 8:55 pm.

Respectfully submitted,



C. Bradley Kaye, AICP, CFM
Director of Planning and Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE PLANNING COMMISSION



Date: March 18, 2015

STAFF MEMORANDUM TO THE PLANNING COMMISSION

Capital Improvement Plan – Additional Project Listing

BACKGROUND:

On March 10, 2015, a preliminary listing of planned capital projects covering roads, utilities and the municipal landfill operation was presented to the Planning Commission for review. Following discussion, it was determined that further discussion was required to identify additional capital projects which should be included in the Capital Improvement Plan, even if the certainty of those projects is not known. Staff was asked to identify any such projects and present such projects as the starting point for further discussion.

STAFF COMMENTS:

The initial listing of capital projects included all maintenance, replacement and construction projects identified by staff and anticipated prior to the end of the 2019/20 budget year (ending June 30, 2020). Through discussions with the Planning, Engineering and Utility Departments, it has been determined that the list provided is complete and no additional projects, anticipated or known to be possible, have been identified.

The lone exception to the statement above is the ongoing review and potential relocation of the Farmers Market facility. Although utility relocation or installation will not likely be required to service a new market, there is a potential need for the relocation or reconstruction of street infrastructure in order to provide a site of sufficient size to accommodate a market.

One possible relocation site that has been identified for the Farmers Market is the Putnam Park area, located between State Street and the East End development. If this site is ultimately selected, it would require the removal of Cronkright Street from Ellsworth St to the Poseyville Road Bridge, reconfiguration of Poseyville Rd from the bridge to Ellsworth St., and construction of a retaining wall along the reconstructed roadway. No cost estimates have yet been prepared, largely because no decisions have been made and no final plans have been prepared. It is safe to say, however, that such a project would be substantial in terms of cost. The possible funding sources for such a project would also need to be identified, which again has not yet taken place.

In accordance with the Planning Commission direction received previously, it would be appropriate to include the Farmers Market relocation as a potential project in the Capital Improvement Plan. As no decision have been made, a final location has not been identified and the timing is uncertain at best, this project should be listed separately as a potential project and not included in the year by year project and budget schedule.

NEXT STEPS:

Planning Commission review and discussion is now requested. Any additional projects that the Planning Commission feel should be included, or growth related pressures that the Planning Commission anticipates over the coming years, should be identified. Depending upon the nature of any such projects identified, those projects should be marked for inclusion in the year by year schedule or identified simply as potential projects and listed in a separate schedule with the Farmers Market project.

Once this addition list is compiled, the full project listing will be assembled and placed into the full Capital Improvement Plan document. Once prepared, that document will be presented for final consideration at a public hearing before the Planning Commission. Please note that final review, approval and adoption of the Capital Improvement Plan is the responsibility of the Planning Commission. Annual updating of the plan, beginning in the fall of 2016, is also the responsibility of the Planning Commission.

Respectfully Submitted,

A handwritten signature in blue ink that reads "C. Bradley Kaye". The signature is written in a cursive, flowing style.

C. Bradley Kaye, AICP
Director of Planning and Community Development



Date: March 18, 2015

STAFF MEMORANDUM TO THE PLANNING COMMISSION

N Waldo Road Reconstruction

BACKGROUND:

On March 10, 2015, during discussion of the Capital Improvement Plan, questions arose regarding the planned design of Waldo Road north of US-10 when reconstructed. At the time, staff was unable to provide specific design details. Staff advised at the time that additional information on this would be obtained and provided to the Planning Commission.

STAFF COMMENTS:

N Waldo Road, located north of US-10, is presently a two lane road. Utility installation in this area is currently underway. Reconstruction of the road will follow completion of the utility work.

The project is designed and scheduled to proceed in three phases. Phase one starts at E Wheeler Rd and extends north to the Diamond Drive intersection. Phase two extends across the Diamond Drive intersection. Phase three extends 400 feet north of the intersection.

Upon reconstruction, the road will be expanded in width to include single drive lanes in each direction, together with a center turn lane. This design was determined by the City Engineering Department to be appropriate for current and future traffic demands anticipated for the area. A copy of the design plan is attached to further illustrate the finished form of the road.

NEXT STEPS:

No action is required as this is presented only for the information of the Planning Commission in response to a request made at the February 10, 2015 meeting.

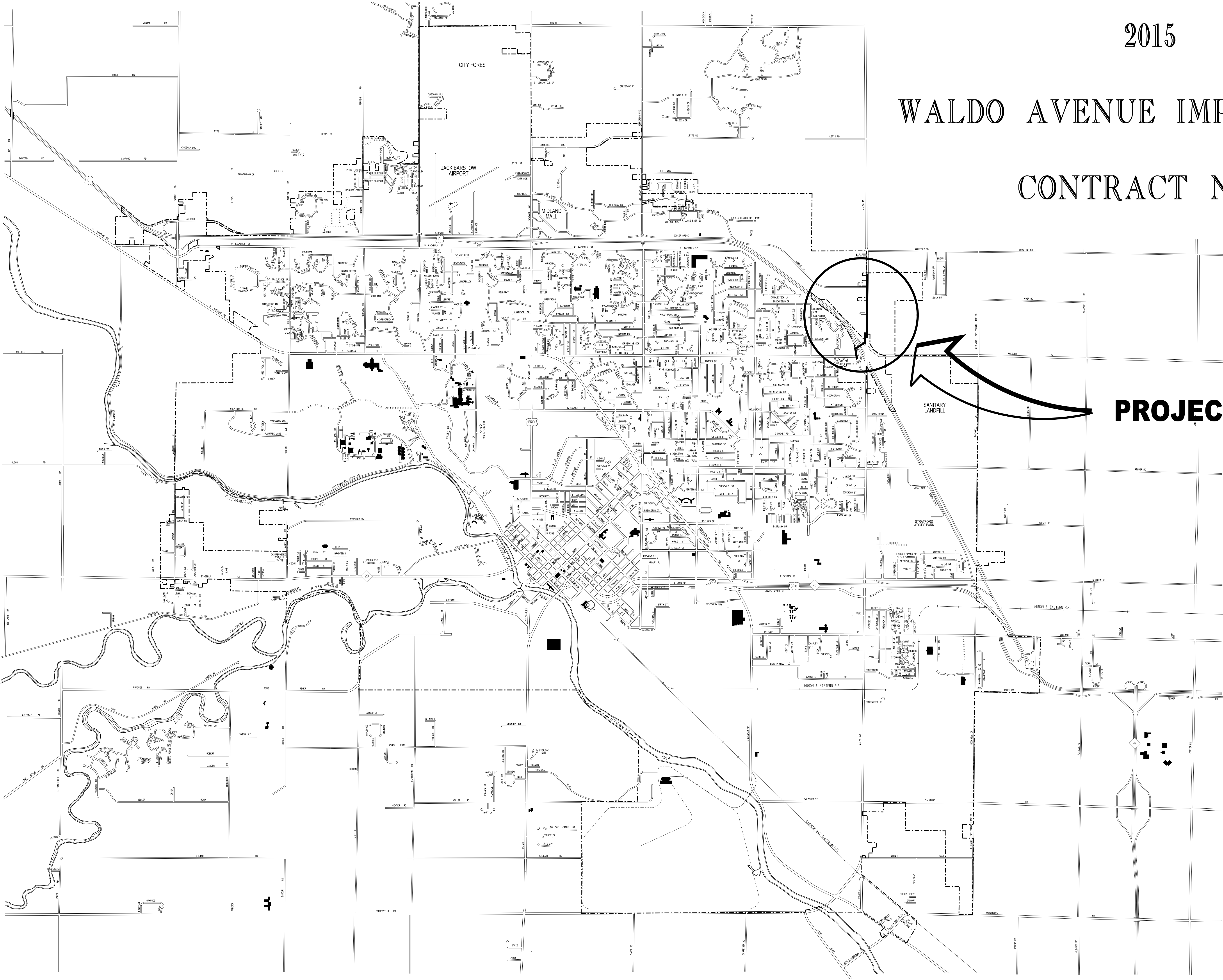
Respectfully Submitted,

C. Bradley Kaye, AICP
Director of Planning and Community Development

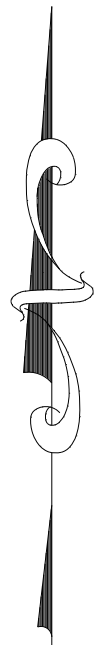
2015

WALDO AVENUE IMPROVEMENT

CONTRACT NO. 1



PROJECT



GENERAL NOTES

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL DIAL 1-800-482-7171 OR 811 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION IN THE VICINITY OF UTILITY LINES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO CITY OF MIDLAND STANDARD SPECIFICATIONS.

SEE HMA APPLICATION CHART, SHEET 3 0F 24 FOR HMA APPLICATION.

ALL STORM SEWER STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL BE IN COMPLIANCE WITH SOIL EROSION CONTROL MEASURES AS PER DIVISION 2 OF THE CITY OF MIDLAND SPECIFICATIONS.

AREAS THAT PROVIDE STORM WATER RUN-OFF FROM THE CONSTRUCTION LIMITS TO AREAS OUTSIDE THE CONSTRUCTION LIMITS SHALL REQUIRE ADEQUATE SOIL EROSION CONTROL MEASURES AS PER DIVISION 2 OF THE CITY OF MIDLAND SPECIFICATIONS.

TRAFFIC SIGNAL ADJUSTMENTS NEEDED FOR CONSTRUCTION STAGING AND STREET SIGN RELOCATIONS, REMOVALS OR COVERING TO BE COMPLETED BY CITY OF MIDLAND.

SPRINKLERS

OWNERS OF LAWN SPRINKLER SYSTEMS SHALL BE NOTIFIED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF ANY WORK TO BE DONE THAT WILL AFFECT THOSE SYSTEMS, PAID FOR AS PART OF ROADWAY EARTHWORK. MODIFICATION OF THE SYSTEMS ARE THE RESPONSIBILITY OF THE OWNERS AND ARE NOT A PART OF THIS CONTRACT.

SOIL EROSION MEASURES

PLACE SEED AND MULCH WITHIN 15 DAYS OF FINAL GRADING, AS DIRECTED BY ENGINEER.

CITY SHALL BE RESPONSIBLE FOR OBTAINING SOIL EROSION AND SEDIMENTATION PERMIT FROM THE CITY OF MIDLAND BUILDING DEPARTMENT AND AN NPDES PERMIT FROM THE MDEQ, IF NECESSARY. SOME SOIL EROSION NOTES ARE INDICATED ON PLANS. REMAINING EROSION CONTROL MEASURES REQUIRED SHALL BE INCLUDED WITH OTHER WORK ITEMS AND MUST BE IN COMPLIANCE WITH DIVISION 2 OF THE CITY OF MIDLAND STANDARD SPECIFICATIONS. ALL LAWN AREAS DISTURBED AS A RESULT OF THIS PROJECT SHALL BE RESTORED AS SPECIFIED IN DIVISION 6 - OUTLAWN OF THE CITY OF MIDLAND STANDARD SPECIFICATIONS.

CURB AND GUTTER

THE CONCRETE CURB AND GUTTER ITEM SHALL BE PER DIVISION 6 OF THE CITY OF MIDLAND STANDARD SPECIFICATIONS AND AS INDICATED OR SHOWN ON THE PLANS. PAYMENT FOR CONCRETE CURB AND GUTTER SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PERFORM THIS WORK, WHICH INCLUDES COMPACTION AND FINE GRADING UNDER THE CURB.

DRIVEWAY OPENINGS

ALL DRIVEWAY OPENINGS THAT ARE NOT CROSS-STREETS SHALL BE OF DETAIL "L" IN ACCORDANCE WITH THE CITY OF MIDLAND STANDARD SPECIFICATIONS.

ACCESS

ACCESS SHALL BE MAINTAINED TO ALL CROSS-STREETS, DRIVES, RESIDENCES, AND BUSINESSES. INCLUDED IN PAY ITEM TRAFFIC CONTROL/ROADWAY MAINTENANCE.

OUTLAWN

ALL LAWN AREAS DISTURBED AS A RESULT OF THIS PROJECT SHALL BE RESTORED AS SPECIFIED IN DIVISION 6 OF THE CITY OF MIDLAND STANDARD SPECIFICATIONS AND PAID FOR AS OUTLAWN.

AGGREGATE

NO RECYCLED AGGREGATE SHALL BE USED FOR THIS PROJECT. NEW CRUSHED LIMESTONE WILL BE USED THROUGHOUT THE PROJECT.

PERMANENT TRAFFIC SIGNS

PERMANENT TRAFFIC SIGNS SHALL BE INSTALLED BY THE CITY OF MIDLAND.

PUBLIC UTILITIES

THE EXISTING UTILITIES LISTED BELOW AND SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED ON OUR AERIAL SURVEYS DATED JULY, 2010. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO IT'S ACCURACY AND THE LOCATION OF EXISTING UTILITIES.

CITY OF MIDLAND
333 W. ELLSWORTH
MIDLAND, MI. 48640
(989) 837-6958 (ANDY PARROT) WATER DEPT
(989) 837-3504 (STEVE SMITH) WASTEWATER DEPT
(989) 837-3354 (JEFF MURPHY) SIGNS AND SIGNALS

AT&T
309 S. WASHINGTON
SAGINAW, MI. 48607
(989) 771-5404 (ROB AUGUSTINE)

CONSUMERS ENERGY COMPANY
2500 WEISS ST.
SAGINAW, MI. 48602
(989) 791-5885 (KEVIN COUTURIER) GAS DIVISION
(989) 791-5353 (GREG SQUANDA) ELECTRIC DIVISION

CHARTER COMMUNICATION CO.
(989) 233-9404 (MARK KELLEY)

DOW CHEMICAL, INC.
2030 DOW CENTER
MIDLAND, MI 48674
(989) 636-1438 (MARK SIEGMAN)
(989) 832-1556 (ZACHARY BELL)
(989) 638-6012 (STEVE LUCAS)

TELEPHONE

GAS & ELECTRIC

CABLE TELEVISION

SURVEY CONTROL

BENCHMARKS:

NUMBER	DESCRIPTION	ELEVATION
2922	PK NAIL IN WEST FACE OF POWER POLE AT NORTHEAST QUADRANT OF WALDO AVE AND EAST WHEELER RD	676.83
2923	NORTHEAST CORNER OF CONCRETE RIGHT OF WAY MARKER AT NORTHEAST QUADRANT OF WALDO AND EAST WHEELER	666.82
2924	TOP OF WESTERLY MOST GUARD RAIL POST AT NORTH END OF PARK AND RIDE ON EAST SIDE OF WALDO AVE	667.51
2925	RAILROAD SPIKE IN EAST FACE OF POWER POLE ON EAST SIDE OF WALDO AVE, 150' SOUTH OF DIAMOND DR	669.52
2933	PK NAIL IN EAST FACE OF POWER POLE ON WEST SIDE OF WALDO AVE, 800' +/- NORTH OF WHEELER RD	666.00
2934	2-HEADED NAIL IN EAST FACE OF POWER POLE AT SOUTHWEST QUADRANT OF DIAMOND DR AND WALDO AVE	670.11
2935	2-HEADED NAIL IN SOUTHEAST FACE OF POWER POLE ON WEST SIDE OF WALDO AT HOUSE NUMBER 1273 WALDO AVE, 600' +/- SOUTH OF DIAMOND DR	669.25
2936	PK NAIL IN EAST FACE OF POWER POLE AT NORTH PROPERTY LINE OF HOUSE NUMBER 1209 WALDO AVE, 1200' +/- SOUTH OF DIAMOND DR	667.63
2937	PK NAIL IN WEST FACE OF 14" ASH ON EAST SIDE OF WALDO AVE, 180' NORTH OF DRIVE AT HOUSE NUMBER 1363 WALDO AVE	667.63
2938	PK NAIL IN EAST FACE OF TELEPHONE POLE ON WEST SIDE OF WALDO AVE AT NORTH PROPERTY LINE OF HOUSE NUMBER 1393 WALDO AVE	668.37
2939	PK NAIL IN WEST FACE OF POWER POLE ON EAST SIDE OF WALDO AVE AT HOUSE NUMBER 1450 WALDO AVE, 500' +/- SOUTH OF WACKERLY DR	667.38
2940	BOLT SPIKE IN EAST FACE OF POWER POLE AT NORTHWEST QUADRANT OF WALDO AVE AND WACKERLY DR	668.99

HEADER/KEY

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	NOTE SHEET
3	TYPICAL SECTIONS
4	DETAIL SHEET
5	PUMPSTATION DETAILS
6-9	PLAN AND PROFILE
10-12	DETOUR SHEETS
13	PAVEMENT MARKING

‘MISS DIG’ NOTES

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS & HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. THE ‘MISS DIG’ ALERT SYSTEM MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE ‘MISS DIG’ ALERT SYSTEM.

OWNERS OF EXISTING POLES AND OTHER SERVICE STRUCTURES THAT ARE WITHIN GRADING LIMITS AND THAT WILL INTERFERE WITH CONSTRUCTION OPERATIONS WILL MOVE THEM TO LOCATIONS DESIGNATED BY THE ENGINEER OR WILL REMOVE THEM ENTIRELY FROM THE ROAD RIGHT OF WAY.

OWNERS OF PUBLIC UTILITIES WILL NOT BE REQUIRED TO MOVE ADDITIONAL POLES AND STRUCTURES THAT ARE NOT WITHIN GRADING OR STRUCTURE LIMITS IN ORDER TO FACILITATE THE OPERATION OF CONSTRUCTION EQUIPMENT, UNLESS IT IS DETERMINED BY THE ENGINEER THAT SUCH POLE LINE OR STRUCTURES CONSTITUTE A HAZARD TO THE PUBLIC OR ARE EXTRAORDINARILY DANGEROUS TO THE CONTRACTOR’S OPERATIONS.

LEGEND

<div>— · — · — · — · — CABLE / TELEPHONE FIBER OPTIC</div> <div>— · — · — · — · — DOW CHEMICAL OWNED UTILITIES CONTACT STEVE LUCAS 638-6012</div> <div>— · — · — · — · — EXISTING TOP OF SLOPE EXISTING TOE OF SLOPE</div> <div>— · — · — · — · — EXISTING WATER MAIN (SIZED AS LABELED)</div> <div>— · — · — · — · — EXISTING STORM SEWER (SIZED AS LABELED)</div> <div>----- PROPOSED 6" UNDERDRAIN</div> <div>— · — · — · — · — GAS MAIN (SIZED AS LABELED)</div> <div>----- PROPOSED NEW STORM SEWER (SIZED AS LABELED)</div> <div>***** STORM SEWER TO BE REMOVED (SIZED AS LABELED)</div> <div>=====</div> <div>PROPOSED NEW CURB</div> <div>=====</div> <div>EXISTING CURB TO BE REMOVED</div> <div>-----</div> <div>GRADING LIMITS FOR ROAD CONSTRUCTION</div> <div>--- · --- · --- · --- · --- PROPOSED SWALE / DITCH (ARROW INDICATES FLOW DIRECTION)</div> <div>× — × — × — × — × — EXISTING FENCE LINE</div> <div>***** REMOVE MEDIAN ***** RECONSTRUCT MEDIAN</div>	<div>□ EXISTING CATCH BASIN</div> <div>○ EXISTING MANHOLE</div> <div>⊙ EXISTING TELEPHONE MH</div> <div>■ UTILITY POLE</div> <div>* STREETLIGHT</div> <div>■ PROPOSED CATCH BASIN</div> <div>● PROPOSED MANHOLE</div> <div>▲ SIGN</div> <div>◀▶ WAY FINDING SIGN</div> <div>X TREE REMOVAL</div> <div>▮ MAILBOX</div> <div>⬮ SECTION MONUMENT (1/8, 1/4, CORNER, ETC.) PROTECT OR RESET AS REQUIRED</div> <div>⬮ CONTROL POINT LOCATION</div> <div>⊙ EXISTING FIBER OPTIC MANHOLE</div> <div>▮ STORMWATER SEDIMENTATION TRAP LOCATION</div> <div>▨ REMOVE AND REPLACE DRIVE OR SIDEWALK RECONSTRUCT SIDEWALK RAMPS TO MEET ADA</div>
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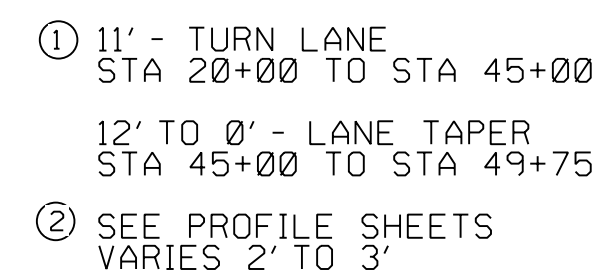
DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT	
						NOTE SHEET	
						WALDO AVENUE	
						WHEELER TO WACKERLY	
						CONTRACT NO.:	
						DGN. BY:	DR' BY:
						SCALE: 1" = 40' HOR', 1" = 4' VERT'.	
						SHEET 2 OF 12 SHEETS	2015 PROJECT ①

CITY OF MIDLAND, MICHIGAN
APPROVAL FOR CONSTRUCTION


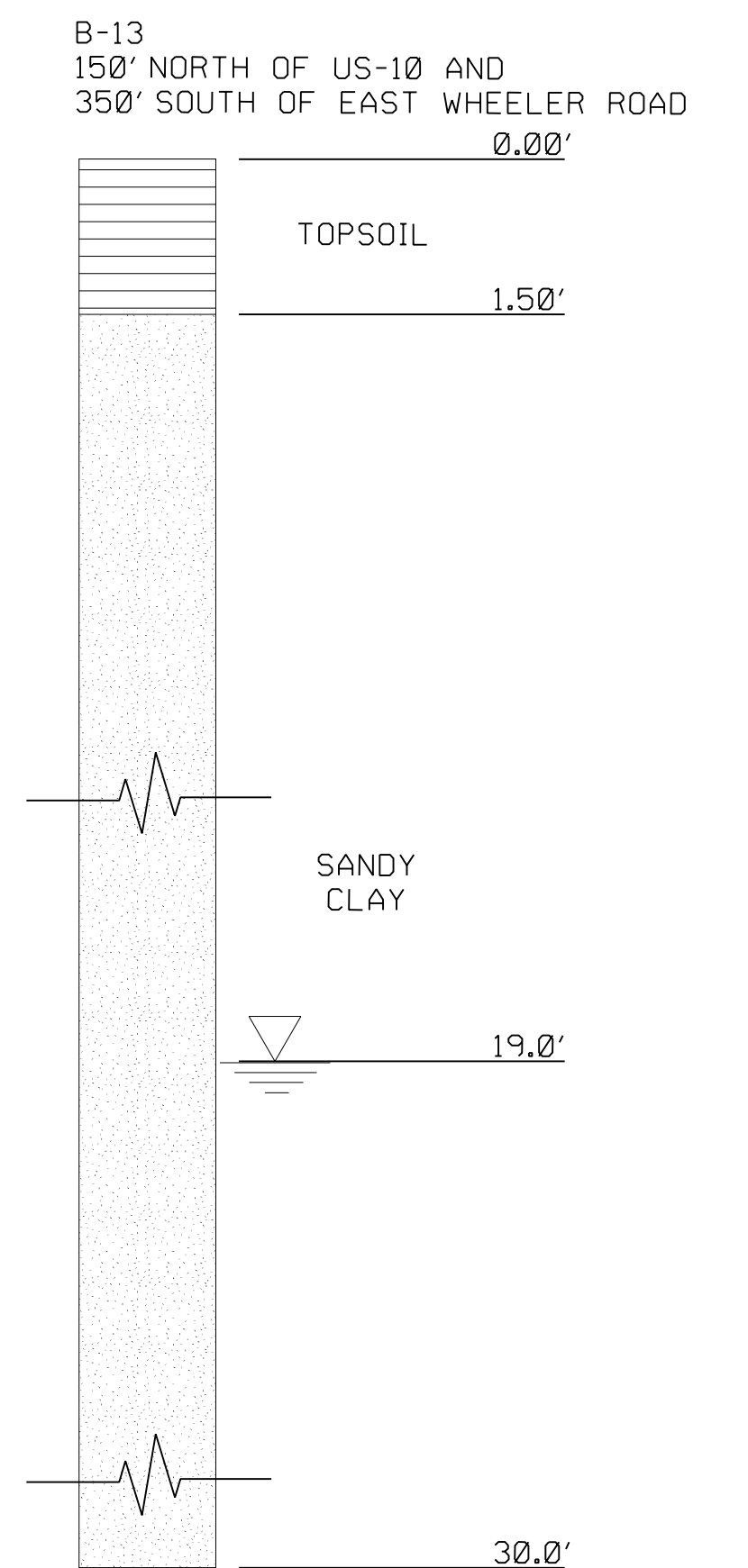
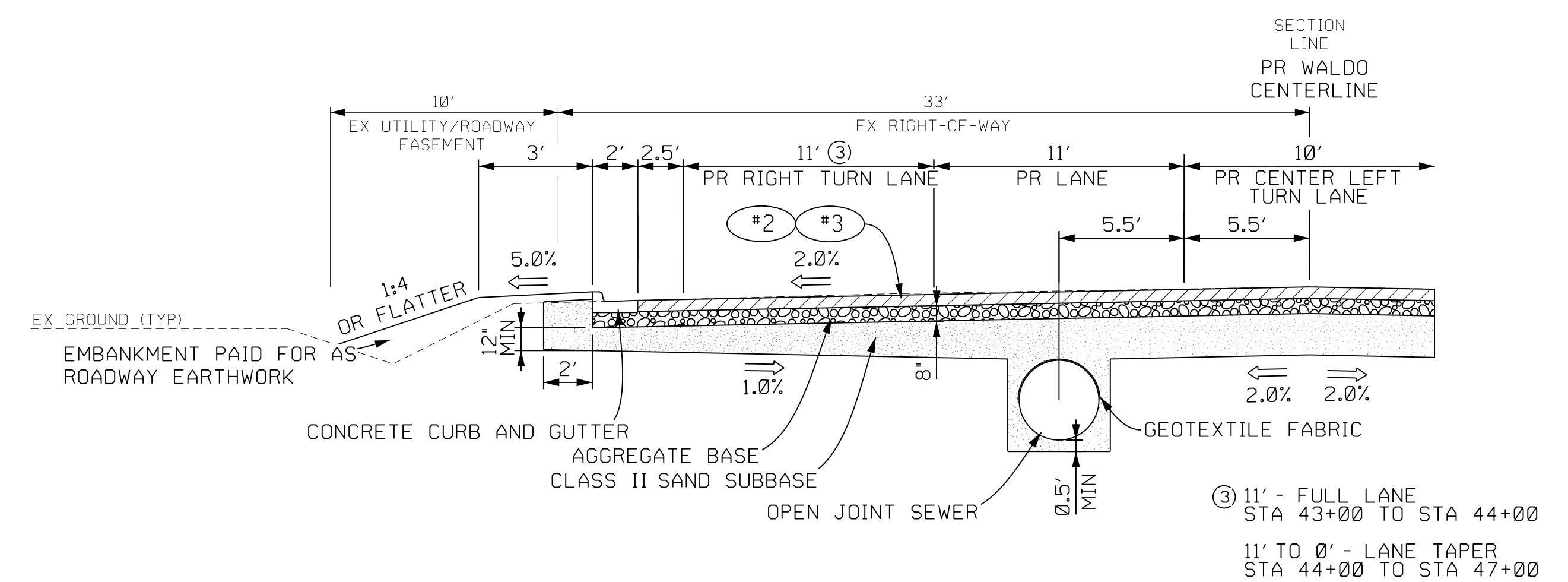
CITY OF MIDLAND, MICHIGAN
APPROVAL FOR CONSTRUCTION

CITY ENGINEER DATE

SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR DATE



PROPOSED 37' TYPICAL PAVEMENT SECTION
WALDO AVENUE STA 20+00 TO STA 49+75

 = WATER LEVEL

PROPOSED RIGHT TURN LANE SECTION
WALDO AVENUE STA 43+00 TO STA 47+00

HMA APPLICATION CHART

IDENTIFICATION NUMBER	ITEM	RATE OF APPLICATION LBS/SYD	PG	ESTIMATED THICKNESS	REMARKS
CITY MIX #3	BITUMINOUS LEVELING COURSE	330	64-28	3"	LEVEL COURSE
CITY MIX #2	BITUMINOUS WEARING COURSE	220	64-28	2"	WEARING COURSE (AWI=260)
	HAND PATCHING	VARIES	64-28	VARIES	WEARING COURSE MIX, MIN AND MAX PER DESIGN
	HMA BOND COAT	0.05 TO 0.15 GAL/SYD			

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT SECTION DETAILS WALDO AVENUE WHEELER TO WACKERLY
					CONTRACT NO.:	
					DGN. BY:	DR. BY:
					SCALE: N, T, S.	
						SHEET 3 OF 13 SHEETS 2015 PROJECT ①



DOWNWARD SLOPES SHOWN (-), UPWARD SLOPES SIMILAR (+)



DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT SPECIAL DETAILS WALDO AVENUE WHEELER TO WACKERLY	SHEET 4 OF 13 SHEETS	2015 PROJECT ①
				CONTRACT NO.:				
				DGN. BY:		DR' BY:		
				SCALE: N,T,S.				

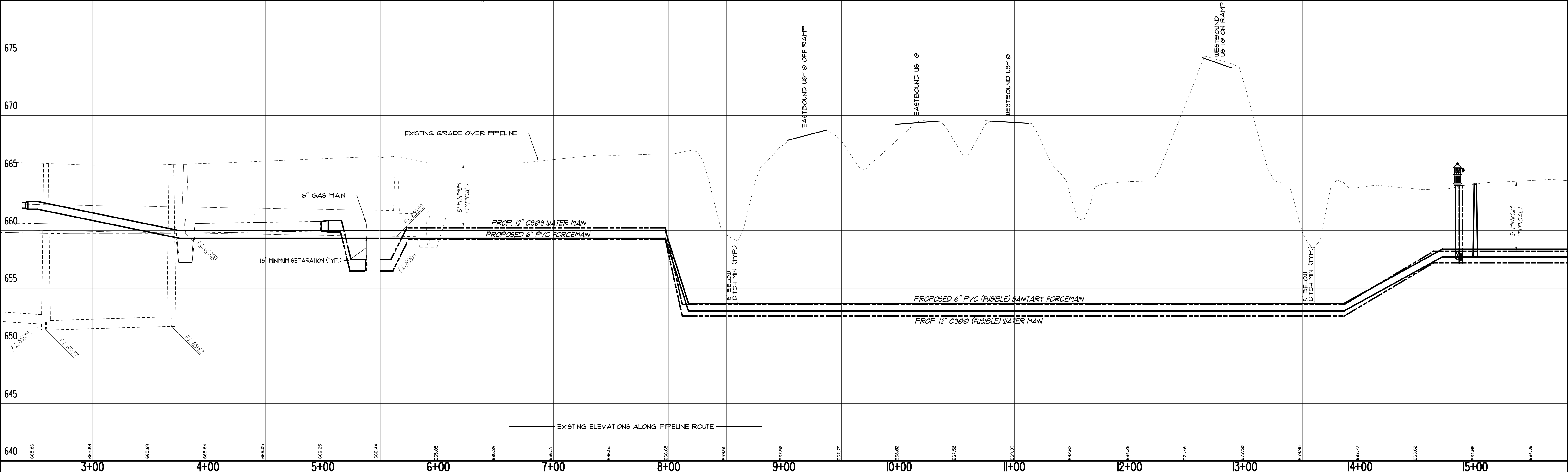
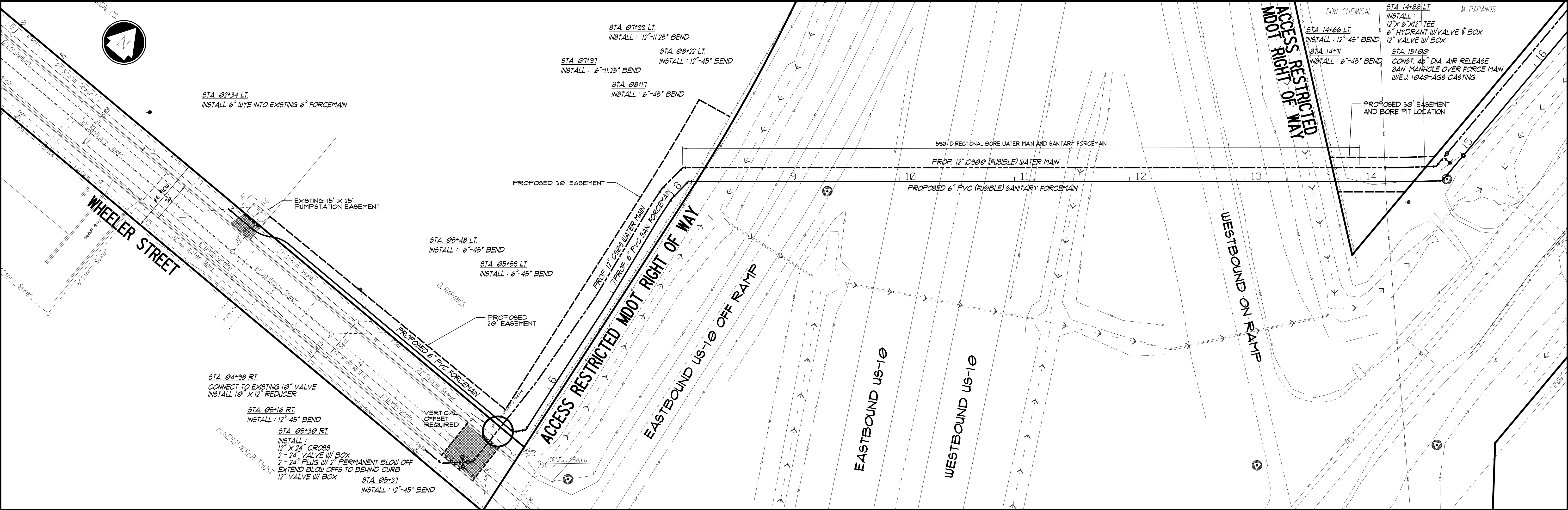
1. ENCLOSED CIRCUIT BREAKERS SHALL BE LISTED AND LABELLED AS SUITABLE FOR USE AS SERVICE EQUIPMENT
2. PROVIDE CIRCUIT BREAKERS AND THERMAL OVERLOAD ELEMENTS (HEATERS) PER THE NEC ARTICLE 430
3. MOUNT EQUIPMENT REFERENCE TO THIS NOT ON SUB- PANEL OF CONTROLS ENCLOSURE. ALLOW MINIMUM OF 20% SPACE ON SUB- PANEL FOR FUTURE EQUIPMENT
4. CIRCUIT BREAKER HANDLES SHALL PROJECT THROUGH FACE OF CONTROL ENCLOSURE
5. THE WET WELL IS CLASSIFIED AS A CLASS1, DIVISION 1 LOCATION
6. CONTROL PANEL ENCLOSURE TYPE, SIZE, AND LOCATION PER CITY OF MIDLAND WASTEWATER DEPARTMENT REQUIREMENTS
7. LIFTING CHAIN SHALL BE 5/16" STAINLESS STEEL
8. SERVICE ENCLOSURE AND CONTROL PANEL TO BE PROVIDED AND INSTALLED BY CITY OF MIDLAND
9. ACCESS HATCHES IN TO THE VALVE VAULT SHALL BE PLACED TO PROVIDE EASY ACCESS TO OPERATE THE VALVES
10. CONTRACTOR SHALL CONFIRM FINAL PUMP SELECTION AND DISCHARGE FLANGE LAYOUT WITH THE CITY OF MIDLAND PRIOR TO SUBMITTING SHOP DRAWINGS FOR WET WELL TOP AND HATCH COVERS

CONTRACTOR TO INSTALL CONCRETE WET WELL AND VALVE CHAMBER ONLY.
CITY OF MIDLAND WASTEWATER DEPARTMENT WILL
INSTALL ALL ELECTRICAL, PIPING, MECHANICAL ITEMS
AND PUMPS, ETC.



CONCRETE VALVE CHAMBER

CITY OF MIDLAND, MICHIGAN
ENGINEERING DEPARTMENT
PUMPSTATION PLAN
WALDO AVENUE
WHEELER TO WACKERLY



CITY OF MIDLAND, MICHIGAN
APPROVAL FOR CONSTRUCTION

CITY ENGINEER _____ DATE _____

CITY OF MIDLAND, MICHIGAN
APPROVAL FOR CONSTRUCTION

SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR _____ DATE _____

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS

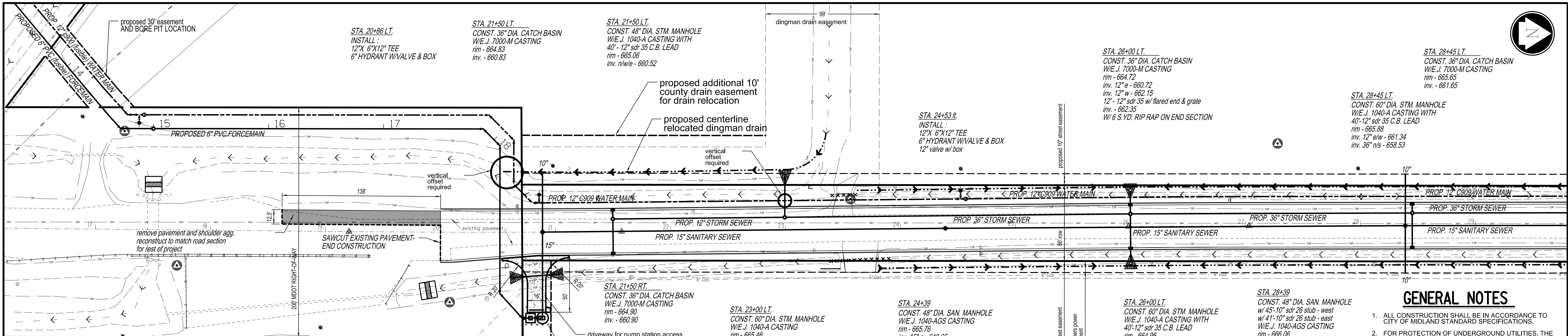
DRN BY: _____

DR BY: _____

SCALE: 1" = 40' HOR', 1" = 4' VERT'

CITY OF MIDLAND, MICHIGAN
ENGINEERING DEPARTMENT
COMBINED PLAN
US-10 UTILITY CROSSING
WHEELER TO WACKERLY

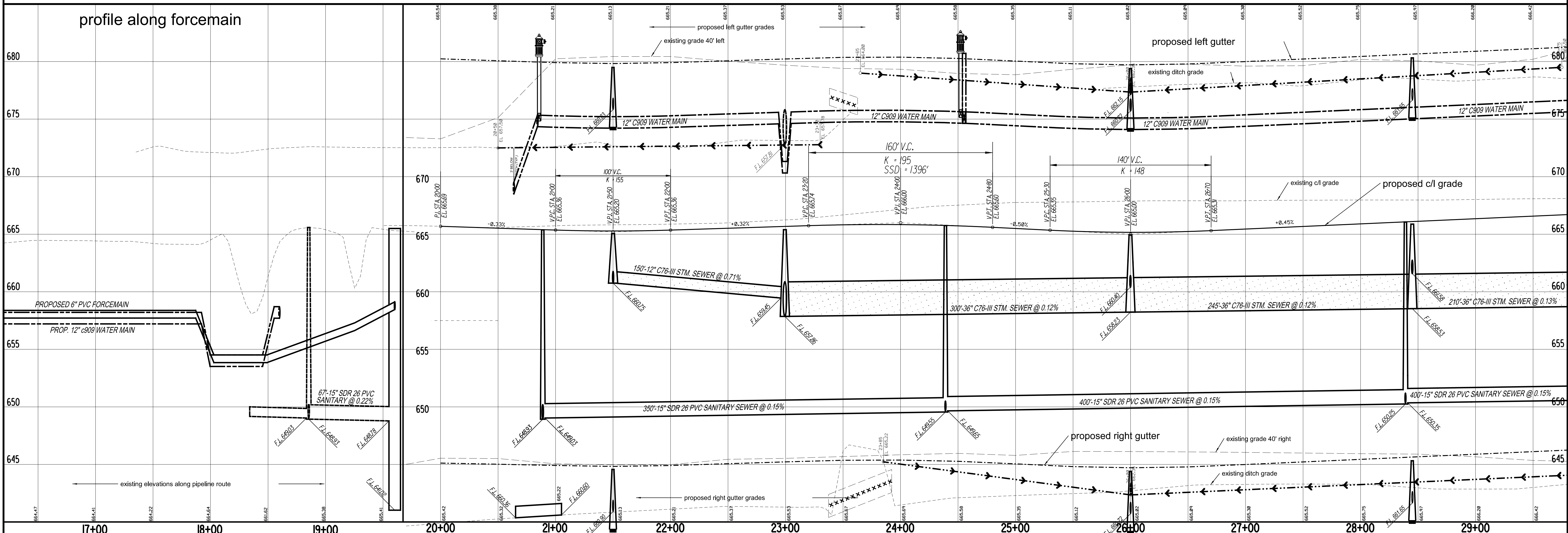
SHEET 6 OF 13 SHEETS 2015 PROJECT ①



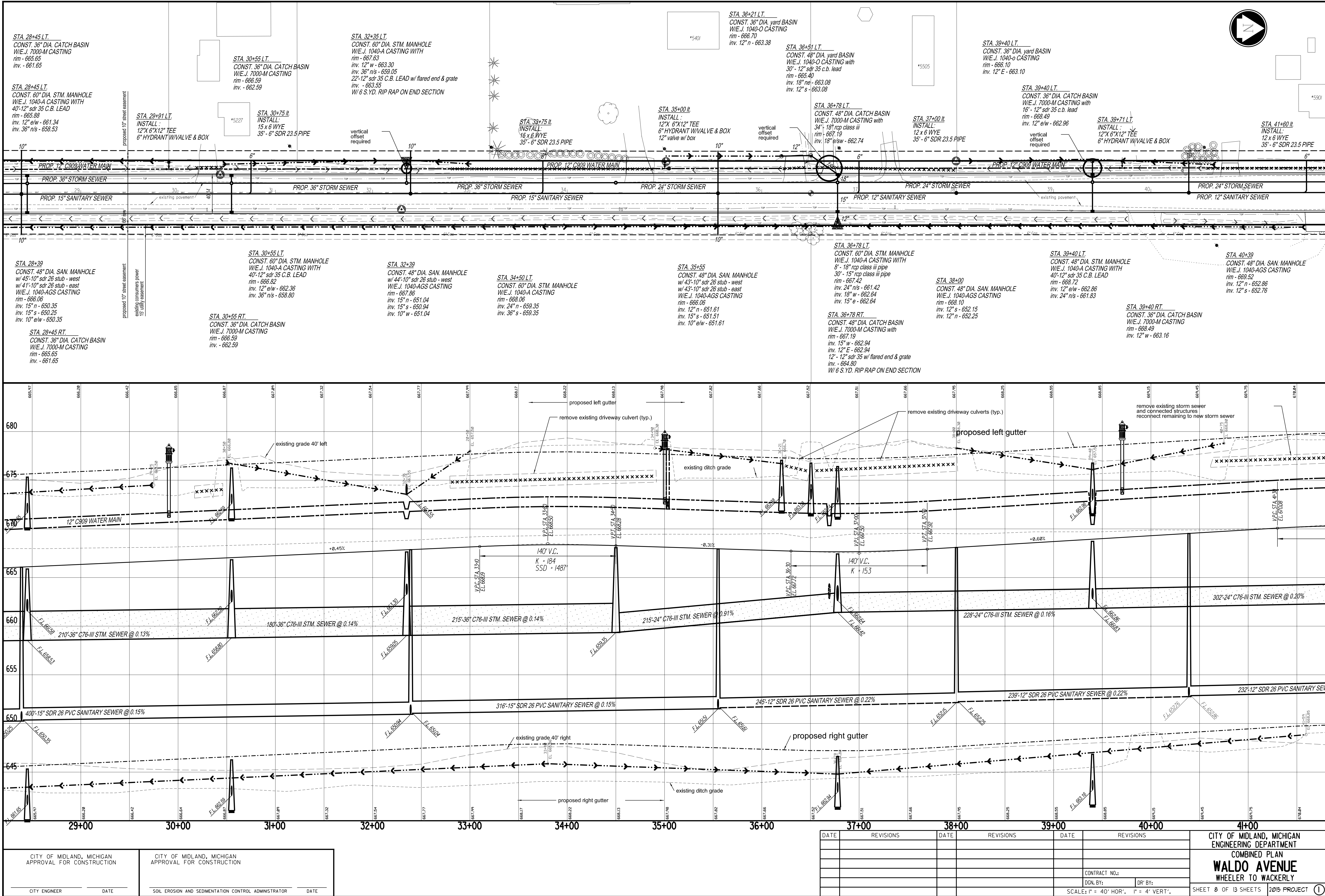
12" c909 water main		6" PVC Sanitary force main	
FITTING TYPE	LENGTH- EACH SIDE	FITTING TYPE	LENGTH- EACH SIDE
DEAD END	69 FT.	DEAD END	37 FT.
45° HORZ. BEND	13 FT.	45° HORZ. BEND	7 FT.
45° VERT. BEND	29 FT.	45° VERT. BEND	16 FT.

GENERAL NOTES

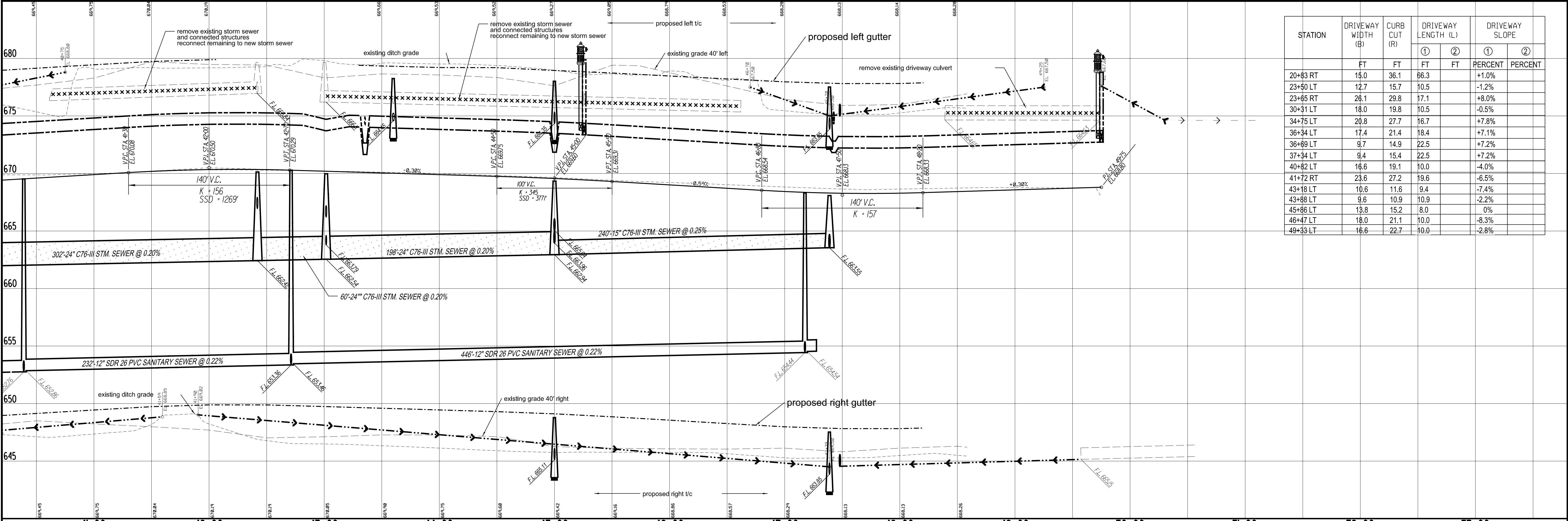
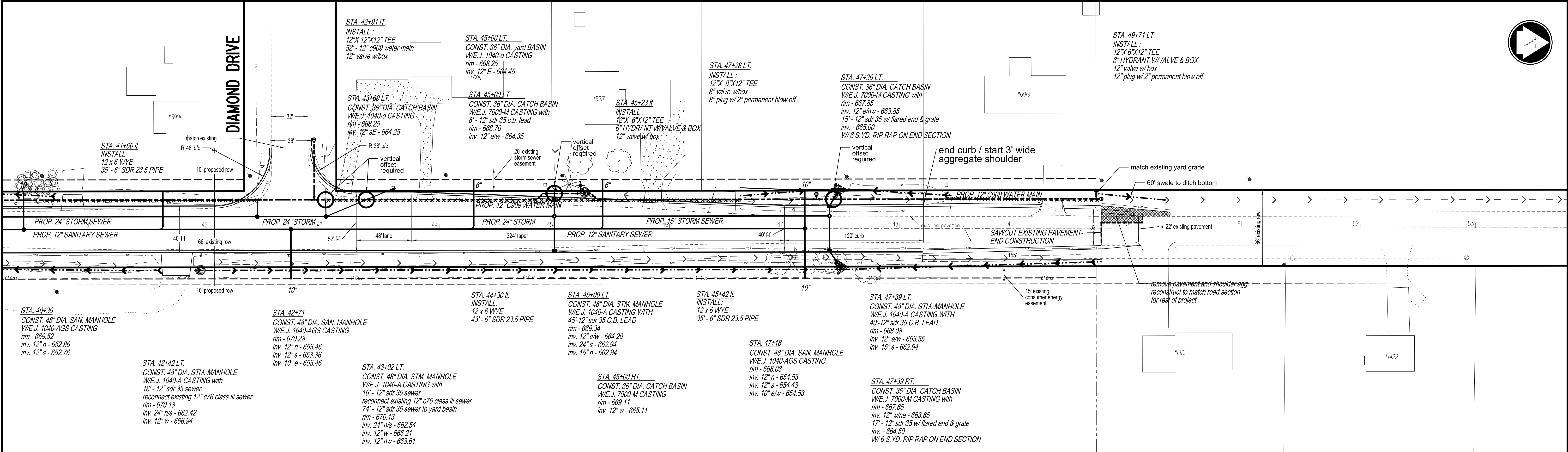
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO CITY OF MIDLAND STANDARD SPECIFICATIONS.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION IN THE VICINITY OF UTILITY LINES.
- ALL DRAINAGE STRUCTURES IN PROJECT INFLUENCE AREA TO RECEIVE CATCH BASIN SEDIMENTATION BAGS
- THE PROPOSED WATER MAIN SHALL BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL EXISTING OR PROPOSED SEWERS
- THE PROPOSED WATER MAIN SHALL BE INSTALLED A MINIMUM OF 5 FEET BELOW TOP OF CURB GRADE.
- ALL WATER MAIN FITTINGS SHALL BE MECHANICAL RESTRAINED JOINTS. INSTALL FIELD LOCK GASKETS AS DETERMINED BY THE FIELD ENGINEER.



CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION		CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION		CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT COMBINED PLAN WALDO AVENUE WHEELER TO WACKERLY	
CITY ENGINEER	DATE	SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR	DATE	CONTRACT NO.:	DR' BY:
SCALE: 1" = 40' HOR', 1" = 4' VERT'				SHEET 1 OF 13 SHEETS 2015 PROJECT 1	



25.00		30.00		31.00		32.00		33.00		34.00		35.00		36.00		37.00		38.00		39.00		40.00	
CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION		CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION		DATE		REVISIONS		DATE		REVISIONS		DATE		REVISIONS		CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT COMBINED PLAN WALDO AVENUE WHEELER TO WACKERLY		SHEET 8 OF 13 SHEETS		2015 PROJECT ①			
CITY ENGINEER		DATE		SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR		DATE		CONTRACT NO.:		DGN. BY:		DR. BY:											



STATION	DRIVEWAY WIDTH (B)	CURB CUT (R)	DRIVEWAY LENGTH (L)		DRIVEWAY SLOPE	
			①	②	①	②
	FT	FT	FT	FT	PERCENT	PERCENT
20+83 RT	15.0	36.1	66.3		+1.0%	
23+50 LT	12.7	15.7	10.5		-1.2%	
23+65 RT	26.1	29.8	17.1		+8.0%	
30+31 LT	18.0	19.8	10.5		-0.5%	
34+75 LT	20.8	27.7	16.7		+7.8%	
36+34 LT	17.4	21.4	18.4		+7.1%	
36+69 LT	9.7	14.9	22.5		+7.2%	
37+34 LT	9.4	15.4	22.5		+7.2%	
40+82 LT	16.6	19.1	10.0		-4.0%	
41+72 RT	23.6	27.2	19.6		-6.5%	
43+18 LT	10.6	11.6	9.4		-7.4%	
43+88 LT	9.6	10.9	10.9		-2.2%	
45+86 LT	13.8	15.2	8.0		0%	
46+47 LT	18.0	21.1	10.0		-8.3%	
49+33 LT	16.6	22.7	10.0		-2.8%	

CITY OF MIDLAND, MICHIGAN
APPROVAL FOR CONSTRUCTION

CITY ENGINEER _____ DATE _____

CITY OF MIDLAND, MICHIGAN
APPROVAL FOR CONSTRUCTION

SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR _____ DATE _____

DATE _____

REVISIONS _____

DATE _____

REVISIONS _____

DATE _____

REVISIONS _____

DATE _____

REVISIONS _____

CONTRACT NO.: _____

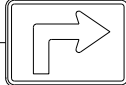
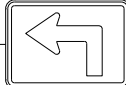
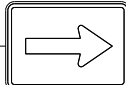
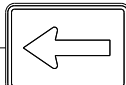


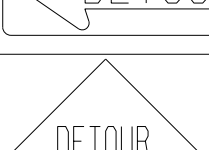
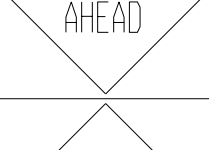






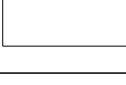
DGN. BY: _____ DR. BY: _____

SCALE: 1" = 40' HOR., 1" = 4' VERT.

CITY OF MIDLAND, MICHIGAN
ENGINEERING DEPARTMENT
COMBINED PLAN
WALDO AVENUE
WHEELER TO WACKERLY

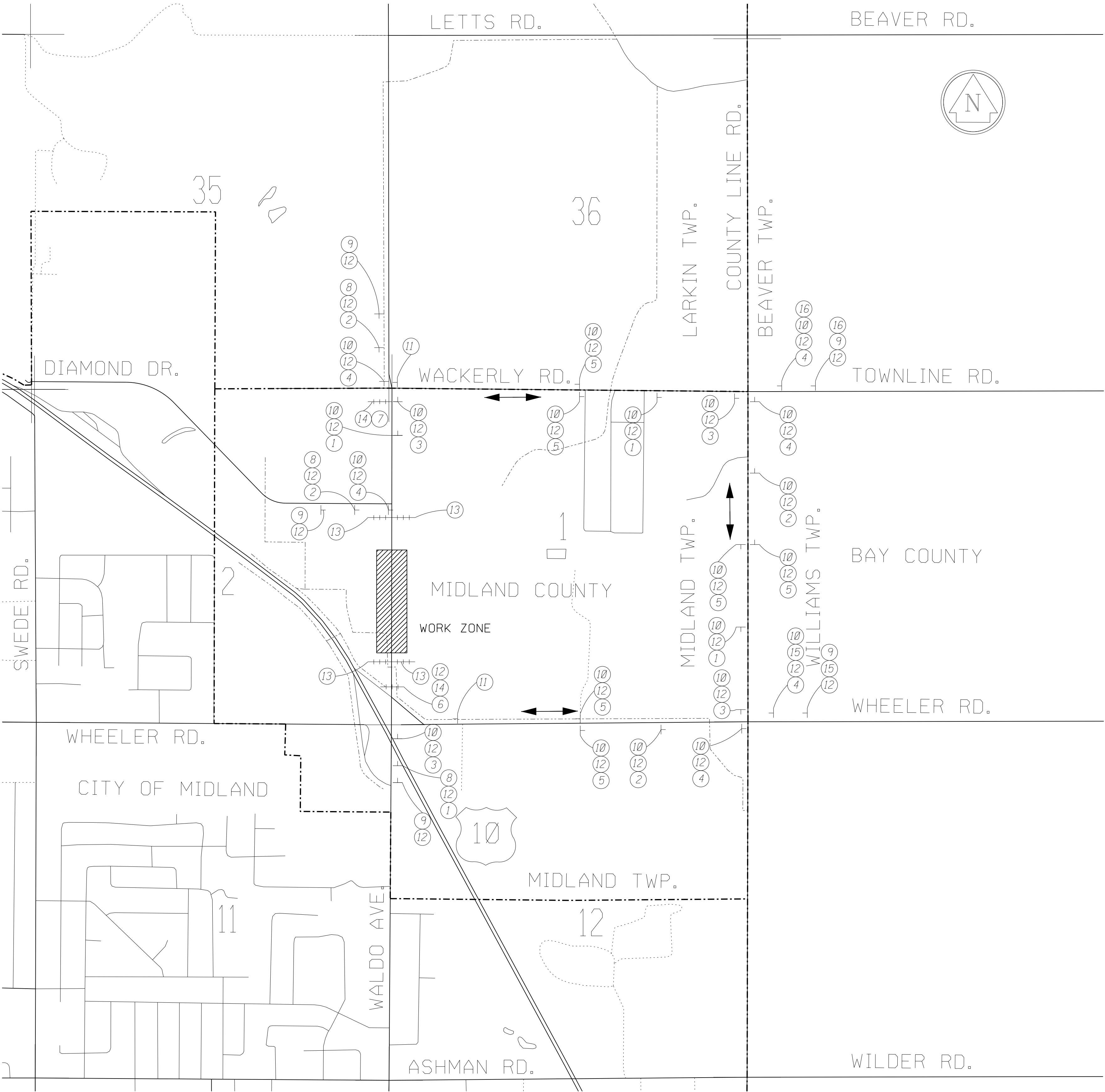
SHEET 9 OF 13 SHEETS 2015 PROJECT ①

SIGNING QUANTITIES
(FOR INFORMATION ONLY)

	SIGN	QTY	AREA		TOTAL QTY
①		M5-1(R)	4	21 X 15	2.2 SFT 8.8 SFT
②		M5-1(L)	4	21 X 15	2.2 SFT 8.8 SFT
③		M6-1(R)	4	21 X 15	2.2 SFT 26.4 SFT
④		M6-1(L)	6	21 X 15	2.2 SFT 13.2 SFT
⑤		M6-3	6	21 X 15	2.2 SFT 13.2 SFT
⑥		M4-10R	1	48 X 18	6 SFT 6 SFT
⑦		M4-10L	1	48 X 18	6 SFT 6 SFT
⑧		W20-2	3	48 X 48	16 SFT 48 SFT
⑨		W20-3	5	48 X 48	16 SFT 80 SFT
⑩		M4-8	21	24 X 12	2 SFT 42 SFT
⑪		M4-8a	2	24 X 18	3 SFT 6 SFT
⑫		SF #2	30	30 X 12	2.5 SFT 75 SFT
⑬		R11-2	4	60 X 30	12.5 SFT 50 SFT
⑭		R11-4	2	60 X 30	12.5 SFT 25 SFT
⑮		M3-1	2	24 X 12	2 SFT 4 SFT
⑯		M3-3	2	24 X 12	2 SFT 4 SFT

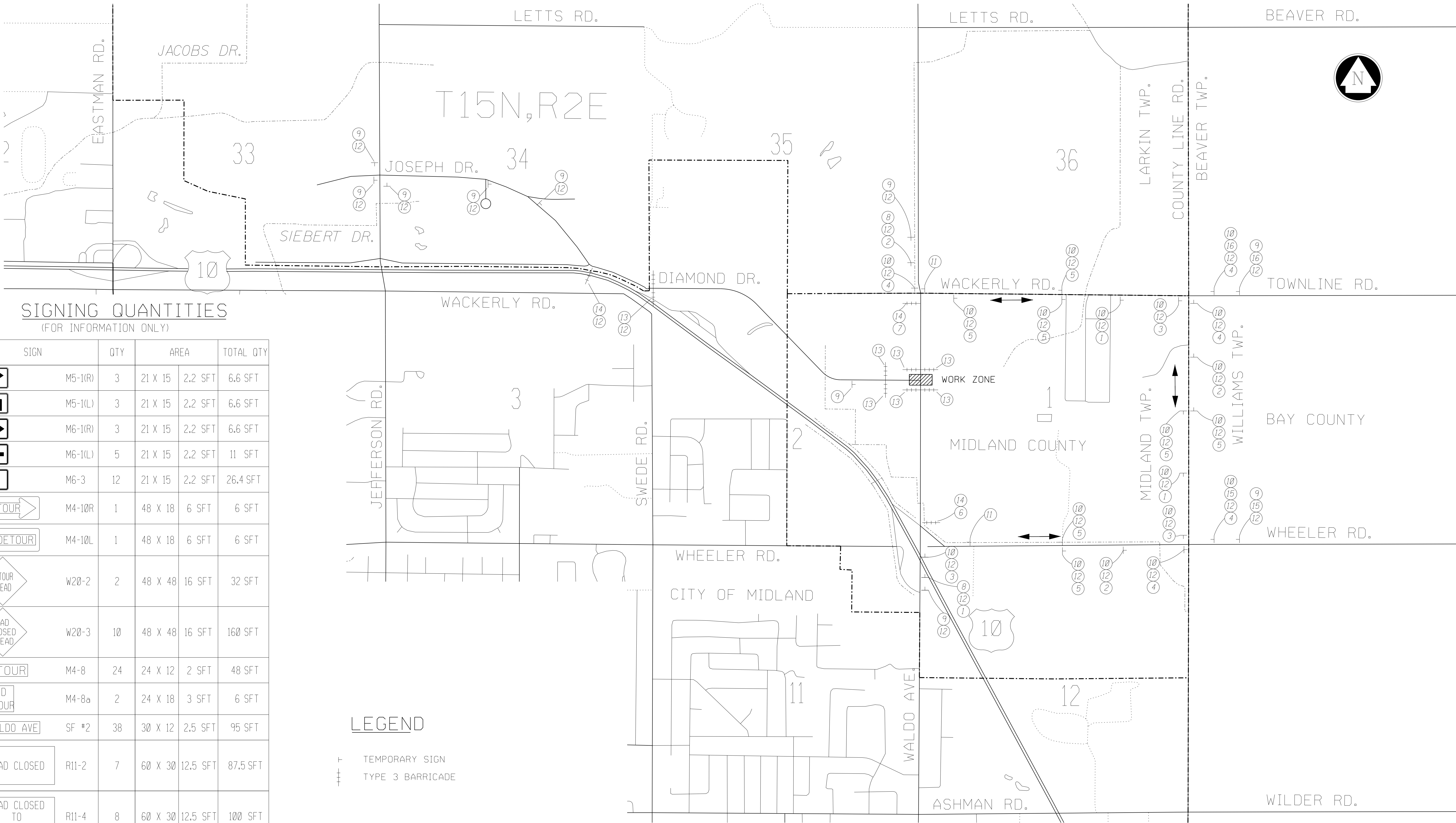
LEGEND

-  TEMPORARY SIGN
-  TYPE 3 BARRICADE



CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION	CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION
CITY ENGINEER	SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR
DATE	DATE

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT DETOUR PLAN, PHASE I WALDO AVENUE WHEELER TO WACKERLY
CONTRACT NO.:						SHEET 10 OF 13 SHEETS 2015 PROJECT ①
DGN. BY: DR. BY:						
SCALE: N.T.S.						



SIGNING QUANTITIES
(FOR INFORMATION ONLY)

	SIGN	QTY	AREA		TOTAL QTY
1		M5-1(R)	3	21 X 15 2.2 SFT	6.6 SFT
2		M5-1(L)	3	21 X 15 2.2 SFT	6.6 SFT
3		M6-1(R)	3	21 X 15 2.2 SFT	6.6 SFT
4		M6-1(L)	5	21 X 15 2.2 SFT	11 SFT
5		M6-3	12	21 X 15 2.2 SFT	26.4 SFT
6		M4-10R	1	48 X 18 6 SFT	6 SFT
7		M4-10L	1	48 X 18 6 SFT	6 SFT
8		W20-2	2	48 X 48 16 SFT	32 SFT
9		W20-3	10	48 X 48 16 SFT	160 SFT
10		M4-8	24	24 X 12 2 SFT	48 SFT
11		M4-8a	2	24 X 18 3 SFT	6 SFT
12		SF #2	38	30 X 12 2.5 SFT	95 SFT
13		R11-2	7	60 X 30 12.5 SFT	87.5 SFT
14		R11-4	8	60 X 30 12.5 SFT	100 SFT
15		M3-1	2	24 X 12 2 SFT	4 SFT
16		M3-3	2	24 X 12 2 SFT	4 SFT
17		CUSTOM	3	24 X 24 4 SFT	12 SFT

LEGEND

- TEMPORARY SIGN
- TYPE 3 BARRICADE

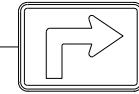
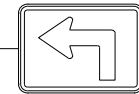
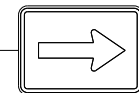
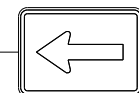
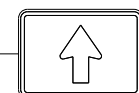

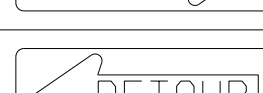









CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION		CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION	
CITY ENGINEER	DATE	SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR	DATE

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS
				CONTRACT NO.:	
				DGN. BY:	DR. BY:
				SCALE: N, T, S.	

CITY OF MIDLAND, MICHIGAN
ENGINEERING DEPARTMENT
DETOUR PLAN, PHASE 2
WALDO AVENUE
WHEELER TO WACKERLY

SHEET 11 OF 13 SHEETS 2015 PROJECT 1

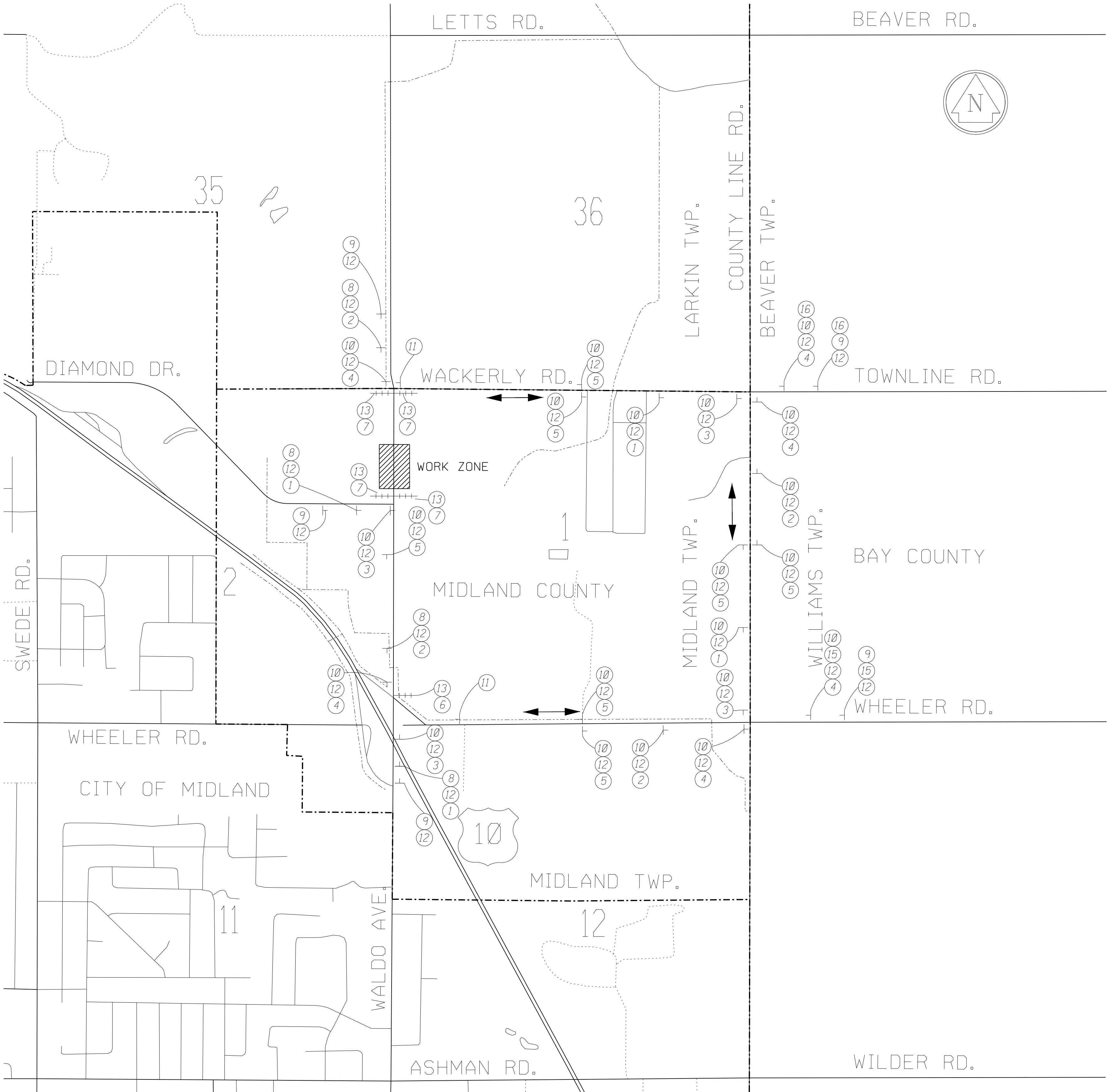
SIGNING QUANTITIES
(FOR INFORMATION ONLY)

	SIGN		*QTY	AREA		TOTAL QTY
①		M5-1(R)	0	21 X 15	2.2 SFT	0 SFT
②		M5-1(L)	0	21 X 15	2.2 SFT	0 SFT
③		M6-1(R)	0	21 X 15	2.2 SFT	0 SFT
④		M6-1(L)	0	21 X 15	2.2 SFT	0 SFT
⑤		M6-3	1	21 X 15	2.2 SFT	2.2 SFT
⑥		M4-10R	0	48 X 18	6 SFT	0 SFT
⑦		M4-10L	3	48 X 18	6 SFT	18 SFT
⑧		W20-2	1	48 X 48	16 SFT	16 SFT
⑨		W20-3	0	48 X 48	16 SFT	0 SFT
⑩		M4-8	0	24 X 12	2 SFT	0 SFT
⑪		M4-8a	0	24 X 18	3 SFT	0 SFT
⑫		SF #2	0	30 X 12	2.5 SFT	2.5 SFT
⑬		R11-2	1	60 X 30	12.5 SFT	12.5 SFT
⑭		R11-4	0	60 X 30	12.5 SFT	0 SFT
⑮		M3-1	0	24 X 12	2 SFT	0 SFT
⑯		M3-3	2	24 X 12	2 SFT	4 SFT

*QTY IS BASED ON REUSING SIGNS FROM PHASE 1 DETOUR PLAN

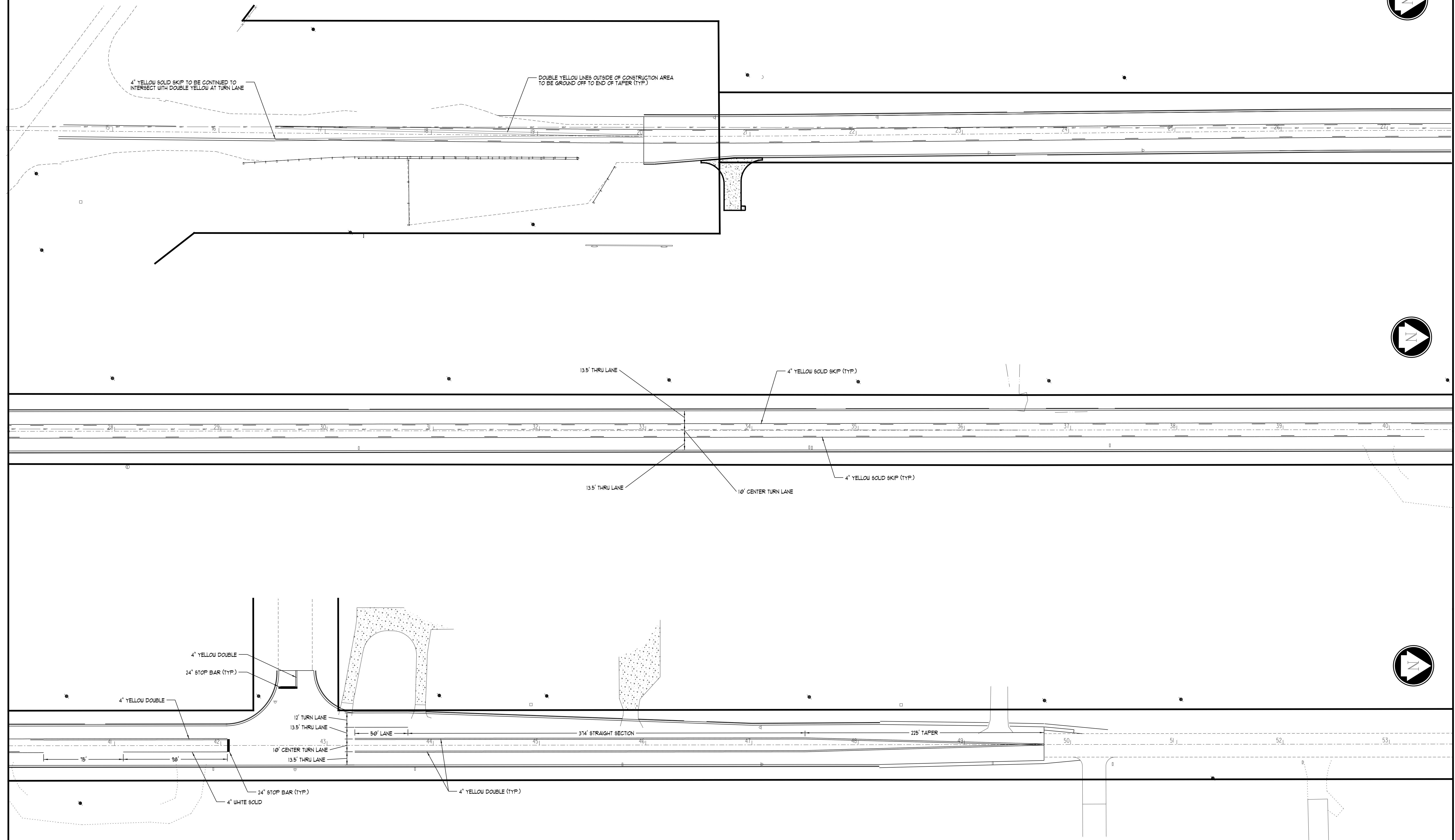
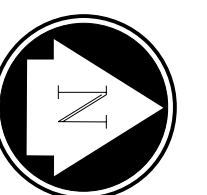
LEGEND

- TEMPORARY SIGN
- TYPE 3 BARRICADE



CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION		CITY OF MIDLAND, MICHIGAN APPROVAL FOR CONSTRUCTION	
CITY ENGINEER	DATE	SOIL EROSION AND SEDIMENTATION CONTROL ADMINISTRATOR	DATE

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT DETOUR PLAN, PHASE 3 WALDO AVENUE WHEELER TO WACKERLY
CONTRACT NO.:				DR. BY:		SHEET 12 OF 13 SHEETS 2015 PROJECT 1
DCN. BY:				SCALE: N.T.S.		



DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS	CITY OF MIDLAND, MICHIGAN ENGINEERING DEPARTMENT PAINTING PLAN WALDO AVENUE WHEELER TO WACKERLY
					DGN. BY:	DR' BY:
SCALE: N.T.S.						SHEET 13 OF 13 SHEETS 2015 PROJECT



Date: March 18, 2015

STAFF MEMORANDUM TO THE PLANNING COMMISSION

DNO SIGN STANDARDS – WALL BAND SIGNS

BACKGROUND:

On November 25, 2014, the concept of amending the wall band sign standards in the DNO zoning district was raised by staff. The request to review the current ordinance standards was initiated by the Zoning Board of Appeals following review of a sign variance application for the Trinseo sign located on the Styron building at 409 Ashman Street.

Following review, Planning Commissioners agreed with the staff in supporting a limited change to the current wall band sign standards. Specifically, the following directions were accepted at that time:

1. For signs on the first story or the bottom portion of the second story of a commercial structure in the DNO district, the current sign standards shall continue to apply.
2. For signs located on the upper portion of the second story of a commercial structure in the DNO district, the current sign standards be amended by:
 - Permitting a second sign above the permitted wall band provided that such sign does not exceed 9 square feet in size
 - Limiting the maximum length of the primary sign in the wall band to 10 feet when the second sign is utilized (current ordinance standard permits the wall band sign to measure 2 feet in height and 20 feet in length)

RECOMMENDED ORDINANCE LANGUAGE

Current Standard (to remain)

Wall Band	Max Size	2'H x 20'W and 80% of building lineal frontage
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Proposed Standard (new additional language)

Upper Wall Band	Max Size	3'H and 9 s.f. (See Note A)
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Note A	Permitted only when both the wall band and the upper wall band are located wholly above the mid-point of the second story. Must be located above the wall band and form an integrated part of the primary wall band sign. When utilized, the maximum wall band size shall be reduced to 10'W.
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NEXT STEPS:

Planning Commission review and discussion of this report is requested, followed by direction on proceeding to public hearing with the proposed amendment. Should the amendment proceed, a public hearing will be scheduled in April of 2015. Following consideration of the staff recommendation and any public input received at that time, a decision of whether or not to recommend an amendment to City Council would be made thereafter.

Respectfully Submitted,

A handwritten signature in blue ink that reads "C. Bradley Kaye". The signature is written in a cursive, flowing style.

C. Bradley Kaye, AICP
Director of Planning and Community Development